

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Douglas A. Plazak #181709, dplazak@rhlaw.com Reid & Hellyer, APC 3685 Main Street, Suite 300 P.O. Box 1300 Riverside, CA 92502-1300 Telephone: 951-682-1771 Telecopier: 951-686-2415  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Robert S. Whitmore, Trustee	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</b>	
In re: Christy Carmen Hammond          Debtor(s).	CASE NO.: 6:17-bk-18617-MH CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 06/09/2021	<b>Time:</b> 11:00 am
<b>Location:</b> #303, 3420 Twelfth Street, Riverside, CA 92501	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 05/26/2021

**Description of property to be sold:**  
Property located at 5918 Ridgeway Drive, Chino Hills, CA 91709

**Terms and conditions of sale:**  
Condition of Property purchases "as-is" without any representations or warranties of any kind.  
Broker's Commissions: Five percent (5%)

**Proposed sale price:** \$ 686,000.00

**Overbid procedure (*if any*):**

See proposed overbidding procedures attached hereto.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

**Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):**

Douglas A. Plazak  
Reid & Hellyer, APC  
3685 Main Street, Suite 300  
P.O. Box 1300  
Riverside, CA 92502-1300  
Telephone: 951-682-1771  
Telecopier: 951-686-2415  
Email: dplazak@rhlaw.com

Date: 05/19/2021

## **PROPOSED OVERBID PROCEDURES FOR PURCHASE OF PROPERTY**

(1) Any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process.

(2) An overbid will be defined as an initial overbid of \$5,000 above the Purchase Price, with each additional bid in \$2,000 increments.

(3) Overbidders (except for the Purchaser) must deliver a deposit to the Trustee by way of cashier's check made payable to Robert S. Whitmore, Chapter 7 Trustee, in the amount of \$20,000 (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee no later than 7 calendar days prior to the hearing on the Motion.

(4) Overbidders must purchase the Property on the same terms and conditions as the Purchaser.

(5) The Deposit of the successful overbidder shall be forfeited if such party is unable to complete the purchase within forty-five days or such additional time the Trustee may allow at his discretion; however if the Trustee for any reason, is unable to complete the sale, the only remedy for the purchaser will be the return of the deposit.

(6) In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3685 Main Street, Suite 300, Riverside, CA 92501

Mailing: P.O. Box 1300, Riverside, CA 92502-1300

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 05/17/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 05/19/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon Mark D. Houle, US Bankruptcy Judge, 3420 Twelfth Street, Riverside, CA 92501; Interested Buyer Agent: CC Royal Realty, Attn: Cathy Cheng, 19765 Colima Road, Rowland Heights, CA 91748 Potential Buyer: Yan Gong, c/o 168 Realty, Inc., Attn: Fuguo Wang, 18725 E. Gale Avenue, Suite 100, City of Industry, CA 91748; Trustee Realtor: Century 21 Los Lauer Realty, Attn: Jerri Tillitt, 33699 Yucaipa Blvd., Suite 1-B, Yucaipa CA 92399;

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

05/19/2021

Wendy M. Patrick

Date

Printed Name

/s/ Wendy M. Patrick

Signature

ECF LIST:

- Eric C Morris ERIC.C.MORRIS@GMAIL.COM, EMORRIS@LAWSCLG.COM
- Douglas A Plazak dplazak@rhlaw.com
- Todd L Turoci mail@theturocifirm.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- Robert Whitmore (TR) rswtrustee@yahoo.com, rwhitmore@ecf.axosfs.com

Label Matrix for local noticing  
0973-6  
Case 6:17-bk-18617-MH  
Central District of California  
Riverside  
Mon May 17 08:45:35 PDT 2021

~~The Turoci Firm  
3845 Tenth Street  
Riverside, CA 92501-3519~~

ECF

ARS National Services Inc  
PO BOX 469100  
Escondido, CA 92046-9100

Bank of America  
9000 Southside Blvd Bldg 600  
Jacksonville, FL 32256-0789

CalHFA Mortgage Assistance Corporat  
500 Capitol Mall, Ste. 1400  
Sacramento, CA 95814-4740

Capital Recovery Corp-Healthnet Inc  
PO BOX 1008  
Alpharetta, GA 30009-1008

Childrens Place CBNA  
PO BOX 6497  
Sioux Falls, SD 57117-6497

Dept of Motor Veh, St of CA  
PO Box 942897  
Sacramento, CA 94297-0897

Ford Motor Credit  
POB 542000  
Omaha, NE 68154-8000

Navient  
PO BOX 9500  
Wilkes Barre, PA 18773-9500

~~Century 21 Lois Lauer Realty  
33699 Yucaipa Blvd  
Yucaipa, CA 92399-2039~~

~~Riverside Division  
3420 Twelfth Street,  
Riverside, CA 92501-3819~~

American Expr Cent Bk-Zwicker & Ass  
700 N Brand Blvd #500  
Glendale, CA 91203-3227

CACH, LLC its successors and assigns as assi  
of Prosper Funding LLC  
Resurgent Capital Services  
PO Box 10587  
Greenville, SC 29603-0587

Capital Management Services  
698 1/2 Ogden Street  
Buffalo, NY 14206-2317

Chase Auto Finance  
PO BOX 901003  
Fort Worth, TX 76101-2003

Citibank NA  
701 East 60th Street North  
Sioux Falls, SD 57104-0493

Downey S & L  
3501 Jamboree Rd  
Newport Beach, CA 92660-2939

LBS FCU  
5505 Garden Grove  
Westminster, CA 92683-1894

Navient Solutions, LLC  
220 Lasley Ave  
Wilkes-Barre, PA 18706-1430

~~Reid & Hellyer APC  
3685 Main Street, Ste 300  
POB 1300  
Riverside, CA 92502-1300~~

ECF

AMERICAN EXPRESS  
PO BOX 981537  
El Paso, TX 79998-1537

American Express National Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

CAP ONE- CAPITOL ONE BANK USA NA  
PO BOX 30281  
Salt Lake City, UT 84130-0281

Capital One - Best Buy  
PO BOX 30253  
Salt Lake City, UT 84130-0253

(p)JPMORGAN CHASE BANK N A  
BANKRUPTCY MAIL INTAKE TEAM  
700 KANSAS LANE FLOOR 01  
MONROE LA 71203-4774

Citicards CBNA  
701 E 60th St N  
Sioux Falls, SD 57104-0432

Exxon Mobile / Citibank CBNA  
PO BOX  
Sioux Falls, SD 57117

Mandarich, Cach, Prosper, Webbank  
9200 Oakdale Ave #601  
Chatsworth, CA 91311-6513

Navy Federal CU  
POB 3000  
Merrifield, VA 22119-3000

Navy Federal CU

POB 3700

Merrifield, VA 22119-3700

Nissan Motor Acceptance

PO BOX 660366

Dallas, TX 75266-0366

Progressive Fin Srvc - DOD DOT FMS

1919 W Fairmont Dr #8

Tempe, AZ 85282-3183

Prosper Marketplace  
221 Main Street #300  
San Francisco, CA 94105-1909

DUPLICATE

Prosper Marketplace  
221 Main Street #300  
San Francisco, CA 94105-1909

SLC Stud Loan Trust  
701 E 60 St N  
Sioux Falls, SD 57104-0432

SLC Stud Loan Trust  
701 E 60th St N  
Sioux Falls  
Sioux Falls, SD 57104-0432

DUPLICATE

SYNCB American Honda  
C/O PO BOX 965036  
Orlando, FL 32896-0001

Sallie Mae, Inc.  
PO BOX 9500  
Wilkes Barre, PA 18773-9500

The Home Depot CBNA  
PO BOX 6497  
Sioux Falls, SD 57117-6497

United States Trustee (RS)  
3801 University Avenue, Suite 720  
Riverside, CA 92501-3255

ECF

Universal CD CBNA  
POB 6497  
Sioux Falls, SD 57117-6497

VW Credit Inc  
1401 Franklin Blvd  
Libertyville, IL 60048-4460

WELLS FARGO HOME MORTGAGE  
7255 BAYMEADOWS WAY  
PO BOX 10335  
Des Moines, IA 50306-0335

Zwicker & Assoc  
80 Minuteman Road  
Andover, MA 01810-1008

Christy Carmen Hammond  
5918 Ridgeway Drive  
Chino Hills, CA 91709-3258

Eric C Morris  
Southern California Lawyers Group  
5861 Pine Ave, Suite A-1  
Chino Hills, CA 91709-6540

ECF

Robert Whitmore (TR)  
3600 Lime St Ste 616  
Riverside, CA 92501-0935

ECF

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Chase Bank One Card Srvc  
PO BOX 15298  
Wilmington, DE 19850

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)M.F., a minor, by and through his guardian

(d)Downey S & L  
3501 Jamboree Rd.  
Newport Beach, CA 92660-2939

(u)Bianca Fallani



End of Label Matrix  
Mailable recipients 47  
Bypassed recipients 4  
Total 51